

1 RESOLUTION NO. 2020-P013

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, APPROVING ADMINISTRATIVE SITE PLAN REVIEW,
4 P2020-0056-ASPR, AND RECOMMENDING TO THE CITY COUNCIL
5 APPROVAL OF TENTATIVE TRACT MAP NO. 83049, P2020-0056-TTM, FOR
6 THE CONSTRUCTION AND CREATION OF A FIVE (5) UNIT RESIDENTIAL
7 CONDOMINIUM SUBDIVISION AT 4080 LAFAYETTE PLACE IN THE
8 RESIDENTIAL MEDIUM DENSITY MULTIPLE FAMILY (RMD) ZONE.

9 (Administrative Site Plan Review, P2020-0056-ASPR
10 Tentative Tract Map No. 83049, P2020-0056-TTM)

11 WHEREAS, on February 25, 2020, Breakform Design (the "Applicant Representative"),
12 on behalf of 4080 Lafayette, L.P. (the "Property Owner"), filed an application for an
13 Administrative Site Plan Review and Tentative Tract Map, to construct a two-story, five (5) unit
14 attached residential condominium development with subterranean parking (the "Project"). The
15 Project site is legally described as the Lot 37 of Nolan Park Tract, in the City of Culver City,
16 County of Los Angeles, State of California; and,

17 WHEREAS, in order to implement the proposed Project, approval of the following
18 applications is required:

19 1. Administrative Site Plan Review, P2020-0056-ASPR, for the construction of the
20 proposed two-story, five-unit dwelling structure with subterranean 12-car parking garage, to
21 ensure the Project complies with all required standards and City ordinances and to establish
22 all onsite and offsite conditions of approval necessary to address the site features and ensure
23 compatibility of the proposed Project with the development on adjoining properties and in the
24 surrounding neighborhood, and
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26 2. Tentative Tract Map No. 83049, P2020-0056-TTM, for the creation of a five (5)
27 airspace lot residential condominium subdivision, to ensure the subdivision complies with all
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1 required standards, City ordinances, and state law; to ensure lots are compatible with existing
2 conditions in the immediate neighborhood; to provide necessary street dedication and
3 improvements; and to prevent interference with the opening or extension of streets for
4 emergency vehicular access, proper traffic circulation, draining; and

5 WHEREAS, pursuant to CEQA Section 15332, Class 32 – In-Fill Development Projects,
6 the Project is Categorically Exempt; and
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8 WHEREAS, on August 26, 2020, after conducting a duly noticed public hearing on the
9 subject application, including full consideration of the applications, plans, staff report,
10 environmental information and all testimony presented, the Planning Commission, (i) by a vote
11 of ___ to ___, adopted a Categorical Exemption, in accordance with the California Environmental
12 Quality Act (CEQA), finding the Project will not result in significant adverse environmental
13 impacts; and (ii) by a vote of ___ to ___, conditionally approved Administrative Site Plan Review,
14 P2020-0056-ASPR; and (iii) by a vote of ___ to ___, recommended to the City Council approval
15 of Tentative Tract Map No. 83049, P2020-0056-TTM.
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18 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
19 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

20 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
21 Municipal Code (CCMC), the following findings are hereby made:
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23 **Administrative Site Plan Review**
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25 As outlined in CCMC Section 17.540.020, the following required findings for an Administrative
26 Site Plan Review are hereby made:

27 **A. The general layout of the project, including orientation and location of buildings,**
28 **open space, vehicular and pedestrian access and circulation, parking and loading**
29 **facilities, building setbacks and heights, and other improvements on the site, is**
consistent with the purpose and intent of this Chapter, the requirements of the

zoning district in which the site is located, and with all applicable development standards and design guidelines.

The general layout of the Project is consistent with the Residential Medium Density Multiple Family (RMD) zoning district. The building is in conformance with the minimum required Zoning Code setbacks, and designed to provide vehicular access, as well as pedestrian walkways to access the individual unit entries. The general building layout and design is oriented to communicate with both Lafayette Place and Braddock Drive. Entries to the four (4) rear units are oriented towards Braddock Drive and the front unit has two entries, one oriented to each street frontage. Patios and entries along Braddock Drive, which are recessed further than the building line, form a gradual transition from the street to the building. In conformance with the minimum requirements in the subject zone, the building is set back 17'-4" from the front, 5'-1" from the northerly side, 5'-1" from the southerly side, and five (5) feet from the rear property lines. The maximum allowed building height in the RMD Zone is thirty (30) feet, with allowances of an additional five (5) feet for parapets and 13'-6" for select rooftop projections, while the average block height is 22'-6". The proposed Project is two (2) stories, with a maximum building height of 24'-6" to the top of the building roof, not including parapets/guardrails which are forty-two (42) inches above the level of the roof decks, or stairwells, which are nine (9) feet above the roof deck. The proposed building incorporates a flat roof with angled parapets of repeating rise and drop and openwork guardrails, which provide variation and visual rhythm. Each dwelling unit meets the minimum required area of 1,100 square feet for a three-bedroom unit. Open space is provided on the ground level and rooftop decks. The minimum one hundred (100) square foot Zoning Code requirement for private open space is met by the rooftop decks, which are approximately 463 to 559 square feet each, with the ground floor private open space areas providing an additional 90 to 150 square feet for select units. The structure location, setbacks, and street facing landscaping maximize the site's development potential while conforming to Zoning Code residential development standards.

The Project provides a total of twelve (12) off-street parking spaces, in compliance with the minimum Zoning Code required number of spaces for the proposed five (5) unit residential development, including one (1) guest space required by the Zoning Code and one (1) electrical charging station as required by California Building Code. Vehicular access is oriented to occur from the alley in rear, which is accessed from Braddock Drive, by means of a 10'-2" wide driveway located along the northerly edge of the site, and designed in compliance with zoning standards. This configuration will preserve existing streetscape, street trees and street furniture as no new curb cut is necessary. The driveway is designed to descend into the subterranean garage, where parking stalls are configured such that a left-turn into the parking area leads to a 31'-11" wide drive aisle, and then and another left or right turn leads to sets of tandem spaces. The area within the garage provides sufficient back-up clearance to maneuver in and out of the parking stalls and the site in a forward direction, via the proposed driveway. Pedestrian access to the site is provided by means of paved walkways that will connect the public sidewalks on Lafayette Place and Braddock Drive to the entries of all the units and to the lift and stairways providing access to subterranean garage. All pedestrian walkways are proposed to be a minimum of four (4) feet wide. The Project will have sufficient parking and adequate vehicular and pedestrian access and the configuration of the proposed onsite driveway, vehicle maneuvering areas,

and pedestrian access are designed in accordance with all applicable CCMC standards. There are no other applicable design guidelines. The conditions of approval will further ensure all CCMC requirements are met.

B. The architectural design of the structures and the materials and colors are compatible with the scale and character of surrounding development and other improvements on the site, and are consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.

The architectural design of the structure is characterized by a modern style, incorporating straight lines and right and slanted angles with a flat roof. The two-story structure reaches a maximum of 24'-6" in height to the second-floor roof. Additional projections for the parapets/guardrails and stairwells for roof access reach a maximum of 33'-4". The structure is designed to minimize the visual impact of the off-street parking facilities from the public right-of-way, by placing the garage access in rear along the alley. At the two (2) street frontages, the building mass appears to be composed of three (3) main volumes: the first floor mass composed of reddish brown brick, which jogs in at entries; the second floor mass, which steps in from the first floor mass and is finished with black metal panel siding; and stairwells in between the units, which break up the overall horizontal mass while slanting further into the property as it projects so as to reduce the overall volume. Rooftop decks are bound by angled parapets and openwork guardrails that create visual rhythm. Black metal awnings, window frames, and openwork guardrails provide additional articulation. These various design strategies minimize the visual scale of the development. The proposed color palette for the Project is primarily composed of the natural colors of the building materials, including reddish brown, black, and some grey. The contrast among these colors, as well as varying texture of the building materials, function to further articulate the building mass. While these colors are not dominant colors in the neighborhood, utilizing the natural colors of the building material is consistent with the earth tones of the neighborhood. Further, the proposed development is sensitive to the character and scale of surrounding residential development in the neighborhood, and to preserving the privacy of surrounding properties. Residential structures in the block vary from one to two stories in height. The mix of architectural styles in the neighborhood includes traditional residential styles from the 1920's, as well as typical multifamily residential styles from the 1960's to 2000's; the neighborhood color palette includes neutral earth tones and white. Roof design in the neighborhood is a mixture hip, flat and shed style; exterior materials are predominantly stucco, with some wood siding. Likewise, the proposed Project uses typical building materials. Overall, the design of the proposed Project is compatible with the architectural style and scale of the surrounding neighborhood and is consistent with the zoning standards of the RMD Zone. There are no other applicable design guidelines.

C. The landscaping, including the location, type, size, color, texture, and coverage of plant materials, provisions for irrigation, and protection of landscape elements, has been designed to create visual relief, complement structures, and provide an attractive environment, and is consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.

1 In compliance with the CCMC all front, side and rear yards not devoted to paved driveways,
2 walkways or patios will be provided with landscape. The front yard will be landscaped the
3 necessary amount to comply with and exceed the minimum required 55% of landscape
4 coverage for the front yard for multi-family developments per CCMC Section 17.400.105.
5 Landscape will include a variation in plant materials and colors to soften the building façade
6 and enhance the street view aesthetics of the site. Two (2) existing mature trees in the front
7 yard area will be preserved and will serve to provide visual relief and further screen the
8 building massing. The southerly side yard, which abuts Braddock Drive, will also be
9 landscaped extensively save for the walkways to the unit entries. The northerly side yard
10 will also include planting areas, which will provide greenery between the subject property
11 and the abutting property. Rear setback includes minimal landscaping as most of this area
is utilized for subterranean garage access and utilities. Landscaping will also include
replanting the parkway on Lafayette Place per the Public Works Department's standards.
Complete landscape and irrigation plans indicating planting sizes, spacing and quantities
shall be submitted for review and approval by all applicable divisions/departments prior to
installation and final inspection to ensure this meets all Zoning Code requirements and
provides a visual relief that also complements the building's colors and materials.

12 **D. The design and layout of the proposed project will not interfere with the use and**
13 **enjoyment of neighboring existing or future development, will not result in vehicular**
14 **or pedestrian hazards, and will be in the best interest of the public health, safety, and**
15 **general welfare.**

16 The proposed building complies with the minimum required setbacks and is below the
17 maximum allowed height, so as to not impact the use, privacy, and enjoyment of
18 neighboring residential properties. The Project design and layout is linear with pedestrian
19 entries along both street frontages, so as to be compatible with surrounding residential
20 uses, which include both single and multi-family residential development in both single and
21 two-story structures. Parking is provided in a subterranean garage and accessed from the
22 rear alley. The site provides adequate onsite vehicular and pedestrian access, circulation
23 and parking in compliance with all zoning code requirements and will not produce any
vehicular or pedestrian hazards. The Project will not create new driveway apron and will
provide a 4'-0" easement at rear for expansion of the alley, which will be repaved. No off-
site circulation hazards are presented by the proposed Project since access points are
designed in the same manner as other residential developments seen in the surrounding
neighborhood and vehicle access is kept in rear with safety sight areas that have been
determined to be adequate by the Traffic Engineering Division.

24 The use and enjoyment of neighboring development is not negatively impacted or interfered
25 with, as the building is designed in a manner that is sensitive to maintaining the privacy and
26 character of the surrounding neighborhood. For example, the building is set back the
27 minimum required amount from the side property lines, and provides deeper setbacks at
28 select segments. Side perimeter fencing will be a 6-foot high fence/wall in order to preserve
29 privacy for the abutting neighbor. Landscape planters with screening planting will also be
provided at select segments of the side setbacks and along the sides of the roof decks in
order to further buffer the properties. The Project also considers the existing neighboring
window locations along the side elevation, in order to minimize the incidence of new

1 windows directly aligning with the adjacent. The conditions of approval and compliance
2 with all CCMC requirements will ensure the proposed Project will not be a detriment to the
3 public interest, health, safety, or general welfare, or injurious to persons, property, or
4 improvements in the vicinity and zoning district in which the property is located. Further, by
5 providing additional housing in the neighborhood, the Project will serve the public interest
6 and welfare.

7 **E. The existing or proposed public facilities necessary to accommodate the proposed**
8 **project (e.g., fire protection devices, parkways, public utilities, sewers, sidewalks,**
9 **storm drains, street lights, traffic control devices, and the width and pavement of**
10 **adjoining streets and alleys) will be available to serve the subject site.**

11 The site is located in an existing urbanized neighborhood, and is currently developed with
12 three (3) single family dwellings and detached garage. Therefore, public facilities to the site
13 currently exist. It is not anticipated that the proposed Project and resulting additional two
14 (2) units will require new public facilities. Any upgrades to the existing facilities that are
15 required will be provided. Improvements to the abutting right-of-way, such as new curb and
16 gutter and street repair, will be implemented per the conditions of approval. Further, the
17 existing and proposed public service facilities necessary to accommodate the Project such
18 as the width and pavement of the adjoining streets, traffic control devices, sewers, storm
19 drains, sidewalks, street lights, proposed street trees, fire protection devices, and public
20 utilities are provided for adequately as confirmed by the City Departments that reviewed the
21 Project during the interdepartmental review process.

22 **F. The proposed project is consistent with the General Plan and any applicable specific**
23 **plan.**

24 The proposed construction of five (5) new attached residential dwelling units will provide
25 two (2) net new residential dwelling units at the site, at a density consistent with the General
26 Plan's Medium Density Multiple Family Land Use designation. The Project is also
27 consistent with the goals of the General Plan, specifically, Objective 2 of the Land Use
28 Element, which calls for the retention and creation of housing throughout the City and the
29 encouragement of multiple-family housing opportunities within neighborhoods designated
for this development type. Based on review of the preliminary development plans, the
proposed residential development is not anticipated to result in any significant impacts on
surrounding uses or to be inconsistent with the goals of the General Plan. Furthermore, the
addition of two (2) net units will count toward meeting the Regional Housing Needs
Assessment (RHNA) allocation for Culver City, and will be consistent with Objective 2 of
the Housing Element, which encourages opportunities for developing a variety of housing
types while protecting the character and stability of existing neighborhoods. There is no
applicable Specific Plan for this area.

26 **Tentative Tract Map (No. 83049)**

27 As outlined in CCMC Section 15.10.260 and 15.10.265.D, the following required findings for a
28 Tentative Tract Map (TTM) are hereby made:
29

1 **1. The proposed map is consistent with applicable general and specific plans.**

2 The proposed Tentative Tract Map will not create multiple parcels to be developed with
3 various units separately, but rather will consist of an airspace subdivision to allow separate
4 ownership opportunities of the units allowed on the parcel per the Zoning Code standards.
5 The General Plan Land Use Element designates the site as Medium Density Multiple
6 Family, which corresponds to the RMD Zone, and per the Land Use Element is intended to
7 allow multiple family dwellings, and encourage future developments of quality medium
8 density housing on individual development parcels of up to 13,000 square feet. Per CCMC
9 Section 17.210.020, the RMD Zone requires a minimum lot area of 5,000 square feet or the
10 average area of residential lots within a 500-foot radius of proposed subdivision, whichever
11 is greater. This section further notes condominium, townhome, or planned development
12 projects may be subdivided with smaller parcel sizes for ownership purposes, with the
minimum lot area determined through the subdivision review process, provided that the
overall development site complies with the minimum lot size requirements of the Zoning
Code. The subject site is slightly larger than, but generally consistent with, the typical parcel
size in the surrounding area and will not be reduced as a result of the proposed map.
Therefore, the proposed map is consistent with the applicable general plan, and there is no
applicable specific plan.

13 **2. The design or improvement of the proposed subdivision is consistent with applicable**
14 **general and specific plans.**

15 The design and improvement of the proposed airspace subdivision is in compliance with
16 the applicable general plan. The Project is consistent with the goals of the General Plan
17 Land Use Element, specifically, Objective 2, which calls for the retention and creation of
18 housing throughout the City and the encouragement of multiple-family housing
19 opportunities within neighborhoods designated for this development type. Further per
20 Section 17.210.020, the corresponding RMD Zone permits five (5) units to be developed on
21 the subject property, based on the allowance of one (1) unit per 1,500 square feet of net lot
22 area. The subdivision improvements will include five (5) new attached residential dwelling
23 units, resulting in two (2) net new residential dwelling units at the site, at a density consistent
24 with the General Plan's Medium Density Multiple Family Land Use designation. The
25 proposed subdivision component of the Project will not increase the number of units allowed
26 on the overall site, or cause any physical changes or reduction to the current overall lot
27 area; the improvement component of the Project will comply with all applicable provisions
28 of the Zoning Code and is a permitted use in the RMD Zone. The addition of two (2) net
29 units will count toward meeting the Regional Housing Needs Assessment (RHNA) allocation
for Culver City, and will be consistent with Objective 2 of the Housing Element, which
encourages opportunities for developing a variety of housing types while protecting the
character and stability of existing neighborhoods. Therefore, the design and improvement
of the proposed subdivision is consistent with the applicable General Plan, and there is no
applicable specific plan.

1 **3. The site is physically suitable for the type of development.**

2 The subject site is a rectangular, generally flat parcel, which measures ± 50 feet in width by
3 ± 154 feet in depth for a total of $\pm 7,700$ square feet, and is located within the RMD Zone.
4 Public Works Department's requirement of a 4'-0" in rear will reduce the lot length to ± 150
5 feet and the net lot area to $\pm 7,500$. The site conforms to the minimum lot dimensions and
6 minimum lot area required per Zoning Code Section 17.210.020, as noted above, and is
7 absent of physical or topographic constraints. The proposed development consists of five
8 (5) attached residential dwelling units with subterranean parking, and is consistent with
9 allowable density and development standards of the subject zone. The site is accessible
10 by a fifty (50) foot wide public right-of-way, Braddock Drive, through the existing twelve (12)
11 foot wide alley, which will be widened to sixteen feet (16) along the width of the subject site
12 as a result of the proposed easement. The site will be served by all necessary utilities.
13 Therefore, the subject site is physically suitable for the proposed residential development.

14 **4. The site is physically suitable for the proposed density of development.**

15 As noted above, the site measures $\pm 7,500$ square feet (net) and conforms to the minimum
16 required lot dimensions and lot area. The proposed development consists of a five (5) unit
17 dwelling structure at a density of one (1) unit per 1,500 square feet of net lot area, as allowed
18 by the applicable RMD Zone development standards. The site is physically suitable and of
19 sufficient size to construct five (5) dwelling units and provide the required off-street parking,
20 circulation, open space, setbacks, and related improvements. The proposed condominium
21 subdivision will not result in a change to the allowable density or to the size or dimensions
22 of the overall development site.

23 **5. The design of the subdivision or the proposed improvements are not likely to cause
24 substantial environmental damage or substantially and avoidably injure fish or
25 wildlife or their habitat.**

26 The proposed Tentative Tract Map is for the purpose of subdividing airspace only and not
27 to subdivide actual land parcels, and is designed in conformance with all required Zoning
28 Code standards. The subject site is located in an existing urbanized area, and consists of
29 land already improved with a three (3) unit residential development, such that the proposed
five (5) unit residential Project will result in a net increase of two (2) dwelling units. Further,
there is no known fish or wildlife habitat on the subject site or surrounding area. Therefore,
the proposed condominium subdivision and improvements will not cause any damage to
any fish or wildlife or their habitat.

**6. The design of the subdivision or the type of improvements is not likely to cause
serious public health problems.**

The proposed Tentative Tract Map subdivision will not cause any known serious public
health problems. The design of the proposed condominium subdivision is in compliance
with the development standards of the RMD Zone. It has also been conditioned that the
subdivision and proposed improvements must be in compliance with all applicable federal,

state, and local codes and statutes, as well as all conditions of approval required by reviewing City divisions/departments such as Community Risk Reduction, Building and Safety Division, and Engineering Division. Further, the site is located in an urbanized setting and is developed with three (3) single family dwellings and a detached garage, and the proposed use is a five (5) unit residential structure in the form of a condominium subdivision. Therefore, the improvements remain residential and are unlikely to cause any known serious public health problems.

7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision, or alternate easements, for access or for use, will be provided, and will be substantially equivalent to ones previously acquired by the public.

The proposed Tentative Tract Map is for the purpose of creating airspace lots for a condominium subdivision, and per the map provided there will be one (1) dedication of 4'-0" as required by Public Works Department. The dedication will be located at the rear of the site abutting the existing public alley, to improve existing vehicular access to and from the public right-of-way. Furthermore, the proposed design and the on-site and off-site improvements will not conflict with any existing and/or proposed easements. Public right-of-way access and placement of utilities will not be affected or impaired by the proposed condominium subdivision.

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4080 Lafayette Place

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on the five (5) unit residential condominium development (the "Project"), for the property located at 4080 Lafayette Place (the "Property").	All	Standard	
2.	A copy of the Resolution approving the Project, and a copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Current Planning	Standard	
3.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with these Conditions of Approval.	Current Planning	Standard	
4.	The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 – "Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Current Planning Division prior to the expiration of the land use permit.	Current Planning	Standard	
5.	The tentative map shall expire three years after its approval by the Planning Commission or City Council, except that approval of the tentative map shall be voided if the approval of the Project's Site Plan Review expires.	Public Works	Special	
6.	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit,	Current Planning	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	whichever occurs last.			
7.	The Project shall be developed pursuant to CCMC Chapter 17.300 – “General Property Development and Use Standards”.	Current Planning	Standard	
8.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - “Landscaping”.	Current Planning	Standard	
9.	Rooftop planters will be permanent and continuously maintained with live plant materials. The planting types shall be specified on the required final landscape and irrigation plans, subject to approval of the Current Planning Manager.	Current Planning	Special	
10.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - “Off-Street Parking and Loading”.	Current Planning	Standard	
11.	The residential parking shall be constructed with a minimum of two (2) fully equipped Electrical Vehicle (EV) charging stations and two (2) EV ready spaces as shown on the plans.	Current Planning	Special	
12.	Secure bicycle parking shall be provided to accommodate a minimum of twelve (12) bicycles, to meet the bicycle parking requirements for the project. The bicycle parking shall be provided as follows: A. Two (2) short-term parking spaces, and B. Ten (10) long-term parking spaces The long-term spaces shall be provided in individual bike lockers or bike racks in a secure locking enclosure, accessible only to the bicycle owners, and shall be located so they are protected from the weather, easily accessed and are visible to promote usage and enhance security. The residential long-term spaces shall be accessible only to the bicycle owners, and	Public Works	Special	

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GENERAL				
	<p>not provide access to any other building space.</p> <p>The short-term spaces shall be provided on the project site, using one (1) “Inverted - U” Bicycle Rack or similar. The short-term bicycle parking spaces shall be provided within 50-ft walking distance of the main pedestrian entrance to the building. Bicycle parking location, layout and equipment shall comply with the City’s approved Bicycle and Pedestrian Master Plan Design Guide, and the development plans shall be revised to provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, and the widths of maneuvering areas and clearances within the bicycle parking areas. Bicycle parking shall be installed only on all-weather surfaces.</p> <p>The development plans submitted for Building Permit shall provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, the widths of maneuvering areas and clearances. For questions on any work involving bicycle parking, detailed design and location for the project the applicant may contact Christopher Evans, Culver City Public Works Department.</p> <p>If an enclosure is constructed to secure long-term bicycle parking, the enclosure shall provide the following interior dimensions: parking area footprint length for each bicycle of 72”; aisles width of 48” between bicycle parking areas; a minimum 30” separation between parallel bicycle racks: and, a minimum 24” separation between the bicycle rack and any adjacent enclosure wall. These requirements are consistent with the Association of Pedestrian and Bicycle Professionals (APBP) recommended Bicycle Parking Guidelines, 2nd</p>			

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GENERAL				
	<p>Edition.</p> <p>Prior to issuance of any Public Works Department/Engineering Division Permit for the Project, the developer shall obtain a determination from the Public Works Department Administration staff that the final bicycle parking layout is in compliance with these bicycle parking requirements.</p> <p>Prior to issuance of any Public Works Department/Engineering Division Permit for offsite improvements, the developer shall submit, for review and approval of the City Engineer or his designee, a bicycle handling plan for the work zone in the public right-of-way and detailing the type and content of bicycle related construction warning signage and location. The bicycling handling plan may be incorporated into a traffic handling plan submitted for the same work zone.</p> <p>All bicycle parking required above, shall be installed, maintained and managed by the developer or their successors, and approved by the Public Works Director or their designee, prior to issuance of any Certificate of Occupancy.</p>			
13.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Current Planning	Standard	
14.	Each dwelling unit shall be equipped with a seismic shutoff valve at all gas connections.	Current Planning	Special	
15.	Each dwelling unit shall be equipped with its own individual water meter.	Current Planning	Special	
16.	All proposed equipment (i.e., gas meters, transformers, access ladders, fire standpipes, air conditioning units, vents, utility risers, downspouts, rain gutters, and similar equipment) shall conform to applicable setback and height	Current Planning	Special	

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GENERAL				
	restrictions and shall be screened from public view in accordance with CCMC Section 17.300.035(C). The method of screening must be architecturally integrated with the building in terms of materials, color, shape and size.			
17.	The project shall be developed pursuant to, and at all times be in compliance with, CCMC Section 17.400.105 – “Residential Uses – Multi-Family Residential Standards”.	Current Planning	Special	
18.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
19.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
20.	Any existing driveway approaches which will no longer be necessary shall be removed and reconstructed with full-height curb, gutter, and sidewalk.	Public Works	Special	
21.	All damaged or uplifted curb and gutter shall be removed and replaced per the latest edition of the APWA standards and to the satisfaction of the City Engineer.	Public Works	Special	
22.	Street trees shall be installed, to the satisfaction of the City Engineer, in conformity with the City’s approved Street Tree Master Plan including tree wells and irrigation. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan.	Public Works	Standard	
23.	Applicant shall remove and replace the landscaped parkway according to the City’s	Public Works	Special	

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GENERAL				
	Residential Parkway Planting Guidelines. Off-site landscape plans shall be submitted to Public Works/Engineering Division for review and approval. The re-landscaped parkway shall be maintained by the applicant in perpetuity.			
24.	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works	Standard	
25.	At the sole cost and expense of the Property Owner, any broken or damaged curbs, gutters, sidewalks, and street pavement resulting from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards.	Public Works	Standard	
26.	A trash enclosure shall be provided and shall be sized according to the project's trash demand per the final Trash/Recycling/Organic Management Plan (Waste Plan), with a minimum inside dimension of 10 feet by 12 feet, a gated opening that is at least 10 feet wide, a minimum height clearance of 10 feet for the entire access path for the City's scout vehicle, and a 6-inch high by 6-inch wide concrete curb along the inside perimeter wall. The enclosure shall have at least a 6-inch thick concrete slab with floor drain(s) that connect directly to the proposed/existing sewer lateral for maintenance purposes. Proposed floor drain(s) and sewer line(s) shall be shown in the final Trash/Recycling Management Plan. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.	Public Works/ Fire/ Current Planning	Standard	

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GENERAL				
	<p>Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. Any revisions to the approved Waste Plan will require review by the Environmental Programs and Operations Division and approval by the Public Works Director.</p> <p>The Project shall provide a staging area for trash bins during collection service along the property frontage, as determined by Environmental Programs and Operations Division. Property Management shall provide Environmental Programs and Operations staff two (2) gate remotes for access during trash collection service day(s).</p>			
27.	All Project related solid and recyclable waste material handling, including construction and demolition, shall be in accordance with CCMC Section 5.01.010 – "Solid Waste Management", which outlines the Culver City Environmental Programs and Operations Division's exclusive franchise for this service.	Public Works	Standard	
28.	Project shall provide adequate trash, recycling, and organics waste capacity and comply with Assembly Bills 939, 1826 and 341 waste diversion goals and all City requirements.	Public Works	Special	
29.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of issuance of a building permit.	Building/ Fire	Standard	

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GENERAL				
30.	<p>The Project shall provide:</p> <p>A. Fire sprinklers per NFPA 13 in the parking area and NFPA 13 R in the dwelling units. Contact CCFD for location of the double detector check assembly (DDCA) and the Fire Department Connection (FDC).</p> <p>B. A fire alarm system per NFPA 72 with central station monitoring and audible (min-horns) in each dwelling unit.</p> <p>C. An address viewable from the public way.</p> <p>D. A KNOX box with keys for all common doors and gates.</p> <p>E. A KNOX key switch for electric gates and electric door strikes.</p> <p>F. Smooth surface from street to units and parking area for use of Gurneys.</p>	Fire	Special	
31.	<p>The Project shall provide:</p> <p>A. Provide an accessible route to the trash enclosure.</p> <p>B. Comply with Section 1109A.4, and provide a minimum of one (1) assigned accessible parking space.</p> <p>C. Provide 2 exits out of basements per Section 1006.2.1.</p> <p>D. Comply with CALGreen 4.106.4.2.2 for EV charging spaces, and provide an accessible aisle and path.</p>	Building	Special	
32.	All utilities shall be placed underground or enclosed within the building construction; no overhead utilities shall be permitted.	Building/ Current Planning/ Public Works	Standard	
33.	The Project shall comply with new 2019 California Codes and Culver City amendments.	Building	Special	
34.	The Project shall comply with all applicable	Building	Standard	

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GENERAL				
	requirement of the Culver City Green Building Program as set forth in CCMC Section 15.02.1100, et. seq.			
35.	The Project shall comply with the all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq.	Building	Standard	
36.	All new buildings of 10,000 square feet or more of gross floor area, additions equal to 10,000 square feet or more of gross floor area, and major renovations to existing buildings of 10,000 square feet or more of gross floor area, where such renovation is equal to at least 50% of the valuation of the existing building, shall be equipped with a one kilowatt (1 kw) solar photovoltaic system per each 10,000 square feet of gross floor area, or fraction thereof. And comply with 2019 Energy Code	Building	Special	
37.	Not less than 20% of new parking, walking or patio surfaces shall be permeable, except per the following: A. The primary driveway, primary entry walkway and entry porch or landing shall not be included when calculating the area required to be a permeable surface. B. Required accessible routes for persons with disabilities as required by California Code of Regulations, Title 24, Part 2, Chapter 11A and/or Chapter 11B as applicable.	Building	Special	
38.	The project shall dedicate four (4) feet along the project's frontage along the adjacent alley.	Public Works	Special	
39.	The required street dedication for the 4-foot widening of the adjacent alley shall be dedicated on the final tract map.	Public Works	Special	
40.	The Applicant shall provide a comprehensive code analysis showing all exiting requirements	Building	Special	

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GENERAL				
	including construction type, allowable area, allowable height, allowable stories, exit travel distance, exit separation, number of occupants, number of required exits, widths of stairs and doors, common path of travel, etc., as part of the building permit submittal.			
41.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – “Changes to an Approved Project”.	Current Planning	Standard	
42.	Changes made to the project prior approvals in accordance with the provisions of CCMC Section 17.595.035 – “Changes to an Approved Project,” shall be deferred to the Planning Commission, subject to “modification or reconsideration of previously approved request: after issuance of building permit” fee of the full cost of current application fee.	Current Planning	Special	
43.	Details of garage gate shall be submitted for review during plan check process.	Current Planning	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
44.	A covenant and agreement, on a form provided by the Current Planning Division and in form and substance acceptable to the City Attorney, acknowledging and agreeing to comply with all terms and conditions established herein, shall be signed by the Property Owner and recorded in the County Recorder’s Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and tenants or occupants of the Property. After recordation, a certified copy bearing the Recorder’s number and date shall be provided to the Current Planning Division.	Current Planning/ City Attorney	Standard	

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45.	The Applicant and Property Owner shall indemnify, hold harmless and defend (at the Applicant's and Property Owner's sole cost and expense, with legal counsel selected by the City in its sole discretion) the City, its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all claims, lawsuits, judgments, liability, injury or damage arising from or in any manner connected to any and all permits or approvals relating to the Project, including without limitation associated and reasonably incurred attorneys' fees and court and litigation costs arising out of the defense of any such claims and/or lawsuits, and actual attorneys' fees and court and litigation costs that may be awarded by the court and required to be paid by the City. The obligations required by this Condition shall be set forth in a written instrument in form and substance acceptable to the City Attorney and signed by the Applicant and Property Owner.	City Attorney	Standard	
46.	Prior to the issuance of a building permit, the applicant shall obtain the approval of the City's Environmental Programs and Operations Manager for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the project.	Public Works	Special	
47.	A minimum of three sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Current Planning Division for review and approval.	Current Planning/ Parks & Rec.	Standard	
48.	Two (2) sets of on-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting. Among other things, the on-site improvement plans shall include detailed on-site	Public Works	Special	

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	drainage and grading of the site indicated by topographical lines and spot elevations. This plan shall be approved for on-site construction only.			
49.	<p>Two (2) sets of off-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting for all proposed improvements within the public right-of-way. Separate plans shall be submitted for street improvements, street light improvements, traffic signal, signage and striping, and sewer improvements. Landscape and irrigation plans for the public parkway area and raised medians shall be included in the street improvement plans.</p> <p>A. Show existing street tree. All street tree must be 5-feet away from driveway approach. No street trees may be removed/relocated.</p> <p>B. Show location of existing street light and utilities in right-of-way.</p>	Public Works	Special	
50.	The applicant shall provide a geotechnical report from a State licensed geotechnical engineer, as part of the Site Improvement Plan, reporting on the suitability of the onsite soils to support the proposed construction. The report shall also identify any special considerations necessary to satisfy California Building Code requirements.	Public Works	Special	
51.	Upon completion of rough grading and prior to the issuance of a Building Permit, the geotechnical and civil engineers shall submit certifications and final reports in accordance with the California Building Code. These certifications and reports shall certify the soil compaction and indicate that the pad grade is per plan and shall be submitted to the Engineering Division for review prior to the	Public Works	Special	

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	issuance of any building permits.			
52.	Applicant shall pay an initial plan check fee in the amount of \$750.00 each upon submittal of the On-site Improvement and Off-site Improvement plans for review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of Fees and Charges.	Public Works	Special	
53.	The project is subject to the City's Sewer Facility Charge, which shall be paid prior to the issuance of any permit.	Public Works	Special	
54.	A Final Construction Management Plan prepared by the construction contractor, which identifies the areas of construction staging, temporary power, portable toilet, and trash and material storage locations, shall be submitted to and approved by the Building Official. Prior to commencement of work the construction contractor shall advise the Public Works Inspector and the Building Inspector ("Inspectors") of the construction schedule and shall meet with the Inspectors.	Building/ Public Works	Standard	
55.	The Public Works Department/Engineering Division will require a separate permit for the temporary use of any City right of way.	Building/ Public Works	Standard	
56.	A Final Pedestrian Protection Plan shall be submitted to and approved by the Building Official. Such plan shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the Public Works Director.	Building/ Public Works	Standard	
57.	Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the	Building	Standard	

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	resumes and qualifications of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work. During construction a predetermined location for the special inspection reports, engineer's reports, for easy access by the Building Safety staff shall be provided.			
58.	<p>A Final Construction Traffic Management Plan shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be submitted to the City Engineer and Current Planning Manager for review and approval prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Current Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following:</p> <p>A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations.</p> <p>B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road</p>	Current Planning/ Public Works	Standard	

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	<p>conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties.</p> <p>C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan.</p> <p>D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas.</p> <p>E. The location and travel routes of off-site staging and parking locations.</p>			
59.	Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment and systems. A Demolition Debris Recycling Plan that indicates where select demolition debris is to be sent shall be provided to the Building Official prior to the issuance of a demolition permit. The Plan shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials.	Building	Standard	
60.	A detailed photo survey of the neighboring properties shall be prepared and submitted to the Building Safety Division prior to the start of any construction activities. Any type of damage to any adjacent property or any part of the City right-of-way will result in a general stop work order.	Building	Special	
61.	A vector/pest control abatement plan prepared by a pest control specialist licensed or certified by the State of California shall be submitted for	Building/ Current Planning	Standard	

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	review and approval by the Current Planning Manager and the Building Official. Said plan shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.			
62.	Prior to issuance of a building permit, notice of the Project construction schedule shall be provided to all property owners and occupants within a one hundred (100) foot radius from the site. Evidence of such notification shall be provided to the Building Division. The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Building	Standard	
63.	Prior to the commencement of any excavation, a 30-Day Notice of Excavation shall be provided to all adjacent property owners and occupants is required.	Building	Special	
64.	A pre-construction coordination meeting shall be held prior to the start of major construction activities, and shall include the on-site field superintendent and City staff.	Building	Special	
65.	The construction contractor shall advise the Public Works inspector of the schedule and shall meet with the inspector prior to commencement of work.	Public Works	Special	
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DURING CONSTRUCTION				
66.	During all phases of construction, a "Construction Rules Sign" that includes contact	Building/ Current	Standard	

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DURING CONSTRUCTION				
	names and telephone numbers of the Applicant, Property Owner, construction contractor(s), superintendent, and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Current Planning Manager and Building Official. The sign will also specify the allowed construction hours and the minimum safety gear mandatory for all staff onsite (i.e. long pants, a shirt with sleeves, closed toe shoes, hardhat, gloves and eye and ear protection as necessary).	Planning		
67.	The project is responsible for all trash generated during construction. The Property shall be maintained daily so that it is free of trash and litter; any graffiti shall be immediately removed.	Building	Standard	
68.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
69.	The Building Division may apply administrative assessments and/ or post general stop work notices for any violations of the Conditions of Approval for the Project, violations of approved use of the public right-of-way, and any violations of the CCMC.	Building	Standard	
70.	During all phases of construction, all construction workers, contractors and others involved with the Project shall park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building	Standard	
71.	When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall use noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Current	Building/ Current Planning	Standard	

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DURING CONSTRUCTION				
	Planning Manager.			
72.	Prior to the commencement of any demolition and/or excavation, a temporary construction fence shall be installed around all sides of the site and shall remain during the entire construction. The height and fence material is subject to approval by the City Engineer and the Current Planning Manager.	Building/ Current Planning/ Public Works	Standard	
73.	<p>Hours of construction shall be limited to the following: 8:00 AM to 7:00 PM Monday through Friday; 9:00 AM to 6:00 PM Saturday; and no construction shall be allowed on Sunday and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods.</p> <p>All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours. All construction activity or any activity making any sound shall stop and start within the allowed construction hours. All concrete pours including any set-up or staging activities, or any finishing activities, shall start and stop within the allowed construction hours. No radios or music on site. The Culver City Building and Safety Division reserves the right to reduce the allowed construction hours.</p>	Building/ Public Works	Standard	
74.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Applicant/Property Owner shall obtain written permission from adjacent property owners for any construction staging occurring on adjacent property. The Culver City Building Safety Division reserves the right to adjust allowed construction staging areas during the	Building/ Public Works	Standard	

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DURING CONSTRUCTION				
	course of the project.			
75.	<p>Compliance with the following noise standards shall be required with at all times:</p> <p>A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment;</p> <p>B. All construction equipment shall be properly maintained to minimize noise emissions;</p> <p>C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors;</p> <p>D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Current Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and</p> <p>E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.</p>	Building/ Current Planning	Standard	
76.	In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is	Building/ Current Planning	Standard	

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DURING CONSTRUCTION				
	determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.			
77.	Flag persons with certified training shall be provided during any activity which might impact vehicles or pedestrians and for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property.	Building/ Public Works	Standard	
78.	During construction, pedestrian access along the project's frontage shall be maintained at all times.	Public Works	Special	
79.	During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official and discontinued during second-stage smog alerts.	Building	Standard	
80.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties or businesses. Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets.	Building/ Public Works	Standard	
81.	All trucks and construction-related vehicles driving to the job-site shall obtain Culver City	Building/ Public	Special	

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	haul route permits from the Culver City Public Works Department, Engineering Division. A copy of the approved haul route permit shall be kept in every vehicle traveling to the construction site, including supplier and delivery vehicles.	Works		
82.	Project shall remove all existing sidewalk along Braddock Drive and replace with 4-inch concrete over four (4) inches of crushed miscellaneous base. All new sidewalk shall be ADA compliant.	Public Works	Special	
83.	The alley approach on Braddock Drive shall be replaced according to APWA standards and shall be ADA compliant. Alley approach shall be 6-inches thick concrete over six (6) inches of crushed miscellaneous base.	Public Works	Special	
84.	The full width of the alley shall be removed and replaced with new section of asphalt and base according to the geotechnical engineer's recommendations.	Public Works	Special	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
85.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments provided by City representatives, including on March 26, 2020 at the Project Review Committee meeting on the Land Use Permit application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
86.	All requirements of the City's Residential Development Park Dedication and In Lieu Parkland Fees, as set forth in CCMC Section 15.06.300, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be	Current Planning/ Parks	Standard	

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	satisfied by the payment of the in-lieu parkland fee, the same shall be paid prior to the issuance of a building permit.			
87.	Provide a copy of a title search to Building Safety to indicate any easements.	Building Safety	Special	
88.	All requirements of the City's Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be satisfied by the payment of the public art in-lieu fee, the same shall be paid prior to the issuance of a building permit.	Cultural Affairs	Standard	
89.	The final map shall be prepared by a surveyor, or civil engineer, licensed and authorized to do such work, by the State of California.	Public Works	Special	
90.	The final map shall conform to the conditionally approved tentative map approved by the Planning Commission and City Council.	Public Works	Special	
91.	Durable monuments shall be set at all perimeter boundary corners. At least two (2) monuments shall be set on the prolongation of the property's boundaries with the centerlines of Braddock Drive and Lafayette Place. All required boundary monuments shall be installed prior to the recording of the final map. Centerline monuments shall be "tied" to at least four (4) points, with lead and tags, and centerline tie notes filed with the Engineering Division.	Public Works	Special	
92.	All public improvements, as required by the approved Site Plan Review, shall be completed and approved prior to the final approval of the final parcel map by the City Council. Otherwise, an agreement and adequate security shall be posted by the subdivider, and accepted by the City, to satisfactorily complete said improvements. The agreement and security	Public Works	Special	

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	shall conform to Sections 66462 and 66499 of the State Subdivision Map Act.			
93.	The final map shall be submitted to the Los Angeles County Department of Public Works for review, approval, and recordation. After approval of the technical aspect of the map by Los Angeles County, and prior to recordation, the final map shall be approved by the City Council. A copy of the first plan check package as submitted to Los Angeles County shall also be submitted concurrently to the Culver City Engineering Division for review.	Public Works	Special	
94.	The applicant shall submit for review and/or approval by the Current Planning Manager and City Engineer/City Attorney (if applicable), the declaration of covenants, conditions and restrictions (CC&R's), the homeowners' association bylaws and, if applicable, the condominium plan (Condo Plan) (submitted to the City Attorney for approval). Additionally, the applicant shall record, concurrently with the recordation of the final map, the City approved CC&R's and, if applicable, the Condo Plan. The CC&R's shall include, but not be limited to, language that addresses the allocation of designated parking and other common access areas for each of the condominium dwelling units and building maintenance.	Public Works/ Current Planning	Special	
95.	Prior to requesting final Certificate of Occupancy, the applicant shall scan the approved grading plans, off-site improvements plans and shall forward them to the Engineering Division.	Public Works	Special	
96.	All street signs and existing painted curb fronting the site shall be replaced and refreshed before completion of the project.	Public Works	Special	
97.	All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as	All	Standard	

EXHIBIT A
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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	<p>determined and approved by the Building Official, Fire Marshal, Current Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City:</p> <p>A. Five full sets of as-built plans that shall include at a minimum the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements; and</p> <p>B. One set of as-built plans as described above in a digital format compatible with the City's computer system.</p>			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
98.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on August 26, 2020, except as modified by these Conditions of Approval.	Current Planning	Standard	
99.	Pursuant to CCMC Section 17.650.020 – “Inspection”, the Property Owner and Applicant shall allow authorized City officials, or their designees, access to the Property where there is reasonable cause to believe the Property is not in compliance with these Conditions of Approval or other requirements of the CCMC.	All	Standard	
100.	The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority,	All	Standard	

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ON-GOING				
	county, state and federal statutes, codes, standards, and regulations including, but not limited to, Building Division, Fire Department, Current Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process. Failure to comply with said Conditions, statutes, codes, standards, and regulations may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other lawful action the City might deem reasonable and appropriate to bring about compliance.			
101	<p>The Project shall comply will all requirements set forth in CCMC Subchapter 9.11.200, et seq., relating to the regulation of smoking in multi-unit housing, including, but not limited to, the following:</p> <ul style="list-style-type: none"> A. All dwelling units of a multi-unit residential property (containing two or more units) shall be designated nonsmoking units. B. Smoking in units, common areas and exclusive-use unenclosed areas shall be prohibited. C. Landlords and HOA Boards are required to provide in their leases and rules, respectively, the following terms related to nonsmoking: <ul style="list-style-type: none"> i. It is a material breach of the lease and a violation of the HOA rules (if applicable) to allow or engage in smoking in a unit; ii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to engage in smoking in any common area, except in an outdoor designated smoking area, if one has been lawfully 	City Attorney	Special	

EXHIBIT A
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ON-GOING				
	<p>established and approved by the City;</p> <p>iii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to violate any of the smoking laws while anywhere on the property; and</p> <p>iv. Other occupants of the property are express third-party beneficiaries of the provisions of the lease concerning smoking (for leases only).</p> <p>Smoking includes the smoking of tobacco, marijuana or any other weed or plant, but excludes e-cigarettes, incense and wood burning.</p> <p>The foregoing is not an exclusive list of requirements and the Project is subject to each and every provision set forth in CCMC Subchapter 9.11.200, et seq.</p>			
102	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Current Planning/ Public Works	Standard	
103	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	